

**ON MARCH 23, 2016 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.**

**Members Present:** Ryan Cashin, John Johnson, Ralph Ballard, Yovonda Hall, Paul Farthing and Branden Anderson

**Members Excused:** Bob Petersen and Bill Wilkey

**Staff Present:** Planning Director Toni Foran, Planning Assistant Cindy Beteag, and City Attorney Fay Reber

The meeting was called to order by Chairman Cashin at 6:00 p.m. The Pledge of Allegiance was led by John Johnson and Yovonda Hall offered the prayer. Roll call was taken.

**Approval of agenda:** Branden Anderson motioned to approve the March 23, 2016 agenda as posted. Yovonda Hall seconded the motion. Motion carried with all Commissioners voting aye.

Chairman Cashin stated the applicant for applications 2016-ZC-03 and 2016 PSP-01 has asked for the Public Hearing and consideration to be continued until the April 14<sup>th</sup> meeting. *Ralph Ballard motioned to continue applications 2016-ZC-03 and 2016 PSP-01 as well as the Public Hearing concerning this item to the April 14<sup>th</sup> meeting. Paul Farthing seconded the motion. The vote was as follows; Ryan Cashin-Aye, John Johnson-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Paul Farthing-Aye and Branden Anderson-Aye. Motion carried.*

Chairman Cashin opened the Public Hearing at 6:05 p.m. to take comments on the following zoning map change request;

1. For 1.6 acres located at approximately 87 North 1510 West from GC, General Commercial, to M-1, Light Industrial, to allow open RV storage.

Toni Foran read the email from Nancy Harris, a neighboring property owner. Email attached to minutes.

Chairman Cashin closed the Public Hearing at 6:07 p.m. and the Public Meeting began.

**2016-FP-03 and 2016-FP-04 Consideration and possible recommendation to the City Council on final plats for Peregrine Pointe Phase 2A a 26 lot phase and Phase 2B a 36 lot phase – Perry Homes applicant**

Greg Sant was present to represent Perry Homes. Yovonda Hall asked if this application was the one that had staff comments regarding a buffer area between properties. Toni Foran stated no. These lots are interior to the project. *Branden Anderson motioned to recommend approval of applications 2016-FP-03 and 2016-FP-04 to the City Council. Paul Farthing seconded the motion. The vote was as follows; Ryan Cashin-Aye, John Johnson-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Paul Farthing-Aye and Branden Anderson-Aye. Motion carried.*

**2016-ZC-2 Consideration and possible recommendation to the City Council on a zoning map change from GC, General Commercial, to M-1, Light Industrial, for 1.6 acres located at approximately 87 North 1510 West for open RV storage use – Neilson Properties applicant**

Toni Foran stated Daniel Sanger brought in a layout for parking and she just received a letter from the Fire District regarding the access. Mr. Sanger stated they have already done a general plan amendment and now they are asking for a zone change. He stated they hope they have done everything that has been asked. He stated he understands the zone change has to be approved and then the site plan can be approved. Ms. Foran

explained the Commissioners can only approve the site plan contingent upon the City Council approving the zone change. Chairman Cashin asked if the access off SR-9 would be for customers to come in and out. Mr. Sanger stated no. He explained customers could call ahead and then go up but it is for long term parking. Ralph Ballard stated they didn't leave any lanes to access the RV's parked in the back of the property. He stated the Fire Department will want to access all of the property. Mr. Sanger stated there is a fire hydrant shown on the plan that the fire department can hook on to so they can reach the back of the property with a hose. He explained they tried to keep four feet in between the units so the fire department could walk in between them. Commissioners discussed having the RV's stacked, pointing out they wouldn't be able to move things around if everything was full. Mr. Sanger stated they could talk to the Fire Department to see what they need. Ms. Foran stated they need an approved turn around with the widths listed as shown in table D103.4. Mr. Ballard stated he has a problem approving this application with that much density. He stated they need to have access. Paul Farthing asked if the circle was the fire turn around. Mr. Sanger explained it is the largest turning radius but they also put a small hammerhead. Mr. Farthing asked if a truck was parked in the center of the circle how far would it be to the corner of the lot. It was averaged at around 160 feet. Mr. Farthing stated if the spaces running east and west were left open then it would give access. Yovonda Hall commented in the letter from Nancy Harris it stated her concern was this change would affect her property. She asked Ms. Foran if it the change would involve her property. Ms. Foran explained her property is across SR-9 and wouldn't change her zoning. *Branden motioned to recommend approval of application 2016-ZC-02 to the City Council based on the following findings; 1. The proposed amendment is compatible with the goals and policies of the general plan by recognizing the area is appropriate for a light industrial use that is screened from the arterial road. 2. The proposed amendment is in harmony with existing development. 3. Public facilities and services are adequate to serve the subject property. Ralph Ballard seconded the motion. The vote was as follows; Ryan Cashin-Aye, John Johnson-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Paul Farthing-Aye and Branden Anderson-Aye. Motion carried.*

**2016-ZC-03 and 2016 PSP-01 Consideration and possible recommendation to the City Council on a zoning map change from PDO/R-1-10 to PDO/R-1-8 in accordance with the new preliminary site plan – Painted Sands LLC. Consideration and possible approval of the preliminary site plan for Painted Sands LLC duplex and single family project. APPLICATION CONTINUED TO APRIL 14, 2016**

**2016-FSP-01 Consideration and possible approval of a final site plan for RV Storage at approximately 87 N. 1510 West – Neilson Properties applicant**

Toni Foran stated the drawing doesn't show key pad and gate on the easement. She asked if that was the intent or if they would be on the property. Daniel Sanger stated that is a mistake on the drawing. They will be on the property. Yovonda Hall asked what they had planned for dust control. Mr. Sanger stated cinders do a good job of minimizing dust. He stated it will be hard packed and topped off with cinders. Ralph Ballard asked what size of cinders they would use. Mr. Sanger stated ¾". Mr. Ballard stated they used cinders at the nursery and they tracked everywhere and just broke down. He stated from his experience it wouldn't be a long term solution. Commissioners discussed limiting the density so the whole property was accessible. Mr. Sangers stated they do not want to create undo risks for their clients. He feels approval would work if they worded it as they need to leave access to the end of the property. Commissioners agreed they didn't want to put a number on how many units because they can be different sizes and it depends on what they have stored. Mr. Ballard pointed out they will want the access for their safety too. *Branden Anderson motioned to approve application 2016-FSP-01 with the following requirements; 1. Approval must not take effect until the City Council has approved the zone change. 2. Sewer District review and approval must be completed and confirmed by staff before any work begins on the site. 3. The applicants must meet the requirements for surfacing a fire apparatus road for the access from SR-9 to the site. The type of surface must be approved by the Hurricane Valley Fire District. 4. Fences must be 6' high and be slatted before trailers are permitted on the site. 5. Walls must be no more than 6' high and a building permit issued before any wall construction begins. 6. A permanent dust control*

*plan must be provided. 7. Access must have a Knox box approved by the Hurricane Valley Fire District. 8. Access to the end of the lot on the east and west side must be left open for emergency access. Yovonda Hall seconded the motion. The vote was as follows; Ryan Cashin-Aye, John Johnson-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Paul Farthing-Aye and Branden Anderson-Aye. Motion carried.*

**2016-FSP-02 Consideration and possible approval of a final site plan for North Rim Facilities offices and production building for seal coat product – Tony Buist agent**

Toni Foran asked the Commissioners to include in the motion that approval is subject to signing of construction drawings. Tony Buist asked if there was a time limit on utilities and departments to get red lines back in to the City. He explained their engineers feel like they did their due diligence to respond to the red lines and they are frustrated some of the utilities are dragging their feet. Ms. Foran stated the City doesn't have anything in place but the Public Works Director tries to have everything back within ten days. She stated right now it hasn't been ten days since the red lines were returned to the City. Mr. Buist asked if a hardship can be granted if they don't respond. Ms. Foran stated a notice to proceed has been issued without one of the signatures before. *Yovonda motioned to approve application 2016-FSP-02 based on the following findings; 1. Site plan complies with off street parking, building design, and landscaping requirements of the Land Use Code. 2. Construction drawings have been submitted to the JUC Committee and must be signed before site work begins. 3. The Planning Commission has reviewed the materials for the building with the applicant and approved. Approval is subject to the following conditions; 1. Outside lighting fixtures must be hooded or otherwise shielded to limit the intrusion of light beyond the site. Outside lighting must be reviewed and approved by staff before installation. 2. Landscaping irrigation design must be reviewed by staff before installation. 3. Construction drawings must be signed before any work begins on the site. 4. A building permit must be issued before work starts on the building. Site work can commence upon approval of this site plan and issuance of a notice to proceed by the Public Works department. John Johnson seconded the motion. The vote was as follows; Ryan Cashin-Aye, John Johnson-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Paul Farthing-Aye and Branden Anderson-Aye. Motion carried.*

**Commission Work Session:**

1. **Discussion on conditional uses in R-1 zones.** Commissioners discussed the residential zones as noted on the Use Chart 10-13-1 attached to the minutes.
2. **Discussion on possible zone changes in South Fields and downtown blocks.** Toni asked if anyone had a chance to look at the downtown area. Paul stated he thinks it needs to be changed. Yovonda stated commercial was laid in hopes of changing but it hasn't. Commissioners agreed to rezone a portion of the downtown area. Toni stated since tonight's application was continued to April 14<sup>th</sup> then it would be best to wait until the next meeting to talk to the South Field owners. Commissioners discussed the issues with Garden Homes and Painted Sands.

**Staff and Commission concerns and updates**

**Approval of minutes:** Yovonda Hall stated on page 1, line 31 remove would and change Branden's name from Brayden. Yovonda Hall motioned for February 24, 2016 minutes with the corrections. Paul Farthing seconded the motion. *The vote was as follows; Ryan Cashin-Aye, John Johnson-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Paul Farthing-Aye and Branden Anderson-Aye. Motion carried.* Ralph Ballard motioned to approve March 10, 2016 minutes as written. Paul Farthing seconded the motion. *The vote was as follows; Ryan Cashin-Aye, John Johnson-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Paul Farthing-Aye and Branden Anderson-Abstained. Motion carried.*

**Meeting adjourned at 7:35 p.m.**